

Boxborough Board of Appeals
Meeting Minutes
Town Hall
February 24, 2015

Members present: Tom Gorman (Chair), Kristin Hilberg, Michael Toups, Lonnie Weil, and Karen Warner.

Also present: Adam Duchesneau, Town Planner.

Tom called the meeting to order at 7:25 pm.

The Board reviewed the minutes from November 18, 2014 and upon motion duly made by Tom and seconded by Michael, the Board voted unanimously to approve the minutes as drafted.

At 7:30 pm the Board began the discussion on Jefferson at Beaver Brook f/k/a The Residences at Beaver Brook Comprehensive Permit -- Request for Insubstantial Change.

Present on behalf of the applicant were Bill Caulder, 6M Development; Tom Moran, JPI; Carlton Quinn, Allen & Major Associates, Inc.; and Steven Schwartz, Goulston & Storrs.

Bill Caulder presented an overview of the following proposed changes to the original plans:

1. The developer had intended to use pre-existing well and fire pond. Due to MBTE contamination from the Exxon gas station they had to install two new wells. The capacity and quality were good and they are now in the more vigorous DEP testing.
2. The developer added 12 garage bays.
3. The developer will be reducing the number of parking spaces from 485 to 451.
4. The developer modified the recreational areas to include a dog park.
5. The developer enlarged the clubhouse from 3,000 to 5,000 sq. ft. and added a cabana near the pool area to encourage more outdoor activities.
6. Some engineering adjustments have been made to the drainage plans.
7. Two, single-family home sites that were part of the original approval will be removed from the project and the ownership of those parcels will remain with the Gutierrez Company.
8. In longer buildings with 36 units the developer removed the middle breezeway and added an internal central corridor.
9. Buildings 8 (24 units) and building 9 (12 units) have been flipped due to the ledge that created concerns about settlement. Building 9 is now entirely out of the ledge and building 8 is now entirely on ledge to alleviate the risk of settlement.

The developer is moving forward with DEP groundwater discharge permitting and has submitted DOT access permit for Route 111.

Steven Schultz explained the following:

The majority of the requested changes are regulatory in nature, mandated by the Zoning Board of Appeals of Amesbury v. Housing Appeals Committee, 457 Mass. 748. 758 (2010) case, and remove or modify language in the Comprehensive Permit to comply.

The remaining changes are due to modifications in the plan set, such as the removal of the 2 single-family homes from the project.

The developer is also requesting changes to expedite the approval of the plans to meet the JPI construction schedule.

Steve also reviewed the Town Planner's memo dated Feb. 24, 2015. The developer is generally agreeable to the additional conditions proposed by town staff regarding the potential that the number of parking spaces is insufficient, detail materials for the facades, and achieving cooperation from the applicant.

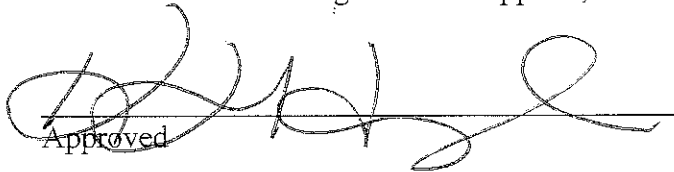
Adam reviewed the requested edits to the Conditions of Comprehensive Permit incorporating comments from Town Counsel.

Carlton Quinn reviewed and commented on the memo dated February 23, 2015 from the Town's consulting engineer, Places Associates, Inc.

Upon motion duly made by Tom and seconded by Michael, the Board voted unanimously to continue the discussion at the next ZBA meeting on Tuesday March 3, 2015.

Upon motion duly made by Tom and seconded by Michael, the Board voted unanimously to adjourn the meeting at 8:25 pm.

On behalf of the Zoning Board of Appeals,


Approved